

CRYSTAL VALLEY RANCH FILING NO. 7, PARCEL NO. 1 PLAT

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 24 AND THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED UNDER RECEPTION NO. 2012013148 IN THE OFFICES OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24 AND THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 6935" AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 12405" AT THE WEST ONE-QUARTER CORNER, BEING ASSUMED TO BEAR N00°54'16" W AS SHOWN ON THE PLAT OF CRYSTAL VALLEY RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 2002087570 IN THE OFFICES OF DOUGLAS COUNTY CLERK AND RECORDER.

BEGINNING AT THE SOUTHEASTERLY CORNER OF PARCEL 2, CRYSTAL VALLEY RANCH FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 2002087570 IN THE OFFICES OF THE DOUGLAS COUNTY CLERK AND RECORDER:

THENCE ON THE EASTERLY LINE OF SAID PARCEL 2, THE FOLLOWING COURSES SIXTEEN (16) COURSES:

- N22°23'27"W A DISTANCE OF 169.83 FEET
- N18°33'36"E A DISTANCE OF 51.51 FEET;
- N08°21'07"W A DISTANCE OF 134.78 FEET;
- N32°40'36"E A DISTANCE OF 167.79 FEET;
- N02°25'53"W A DISTANCE OF 137.94 FEET;
- N05°41'55"E A DISTANCE OF 165.60 FEET;
- N11°17'05"W A DISTANCE OF 183.74 FEET;
- N16°20'37"W A DISTANCE OF 113.42 FEET;
- N08°42'36"W A DISTANCE OF 58.22 FEET;
- N02°37'44"W A DISTANCE OF 132.05 FEET;
- N08°47'03"E A DISTANCE OF 241.35 FEET;
- N00°54'06"E A DISTANCE OF 152.27 FEET;
- N15°38'22"E A DISTANCE OF 173.67 FEET;
- N02°37'34"E A DISTANCE OF 113.14 FEET;
- N33°49'27"E A DISTANCE OF 96.19 FEET;
- N20°24'50"W A DISTANCE OF 106.75 FEET, TO A POINT ON THE SOUTHERLY LINE OF CRYSTAL VALLEY RANCH FILING NO. 7, PARCEL NO. 2, RECORDED UNDER RECEPTION NO. 2015036716;

THENCE ON SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES:

- N78°51'55"E A DISTANCE OF 577.45 FEET;
- N57°03'40"E A DISTANCE OF 55.85 FEET;
- N88°59'25"E A DISTANCE OF 292.81 FEET, TO A POINT ON THE WESTERLY LINE OF CRYSTAL VALLEY RANCH FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 2004126997;

THENCE ON SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

- S01°30'48"W A DISTANCE OF 521.05 FEET;
- S17°57'06"E A DISTANCE OF 87.42 FEET;
- S76°23'01"E A DISTANCE OF 177.71 FEET, TO A POINT OF CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF LOOP ROAD AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2008062016;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS S54°28'50"E, HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 62°16'14" AND AN ARC LENGTH OF 1037.92 FEET, TO A POINT OF NON-TANGENT;
- S26°45'06"E A DISTANCE OF 392.69 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS S61°08'32"W, HAVING A RADIUS OF 966.00 FEET, A CENTRAL ANGLE OF 18°41'24" AND AN ARC LENGTH OF 315.11 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS S77°59'15"W, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 88°28'06" AND AN ARC LENGTH OF 54.04 FEET, TO A POINT OF TANGENT;

THENCE S79°31'09"W A DISTANCE OF 8.36 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 543.00 FEET, A CENTRAL ANGLE OF 09°34'35" AND AN ARC LENGTH OF 90.76 FEET, TO A POINT OF TANGENT;

THENCE S89°05'44"W A DISTANCE OF 366.84 FEET;

THENCE N00°54'16"W A DISTANCE OF 15.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT UTILITY AND ACCESS EASEMENT RECORDED UNDER RECEPTION NO. 2002097028;

THENCE ON SAID SOUTHERLY LINE, S89°05'44"W A DISTANCE OF 737.66 FEET, TO A POINT OF CURVE ON THE SOUTHERLY LINE OF THAT ACCESS EASEMENT RECORDED UNDER RECEPTION NO. 2002097028;

THENCE ON SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 15°05'14" AND AN ARC LENGTH OF 35.55 FEET, TO A POINT OF TANGENT;
- S74°00'30"W A DISTANCE OF 56.36 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 04°24'07" AND AN ARC LENGTH OF 12.68 FEET, TO A POINT OF NON-TANGENT;

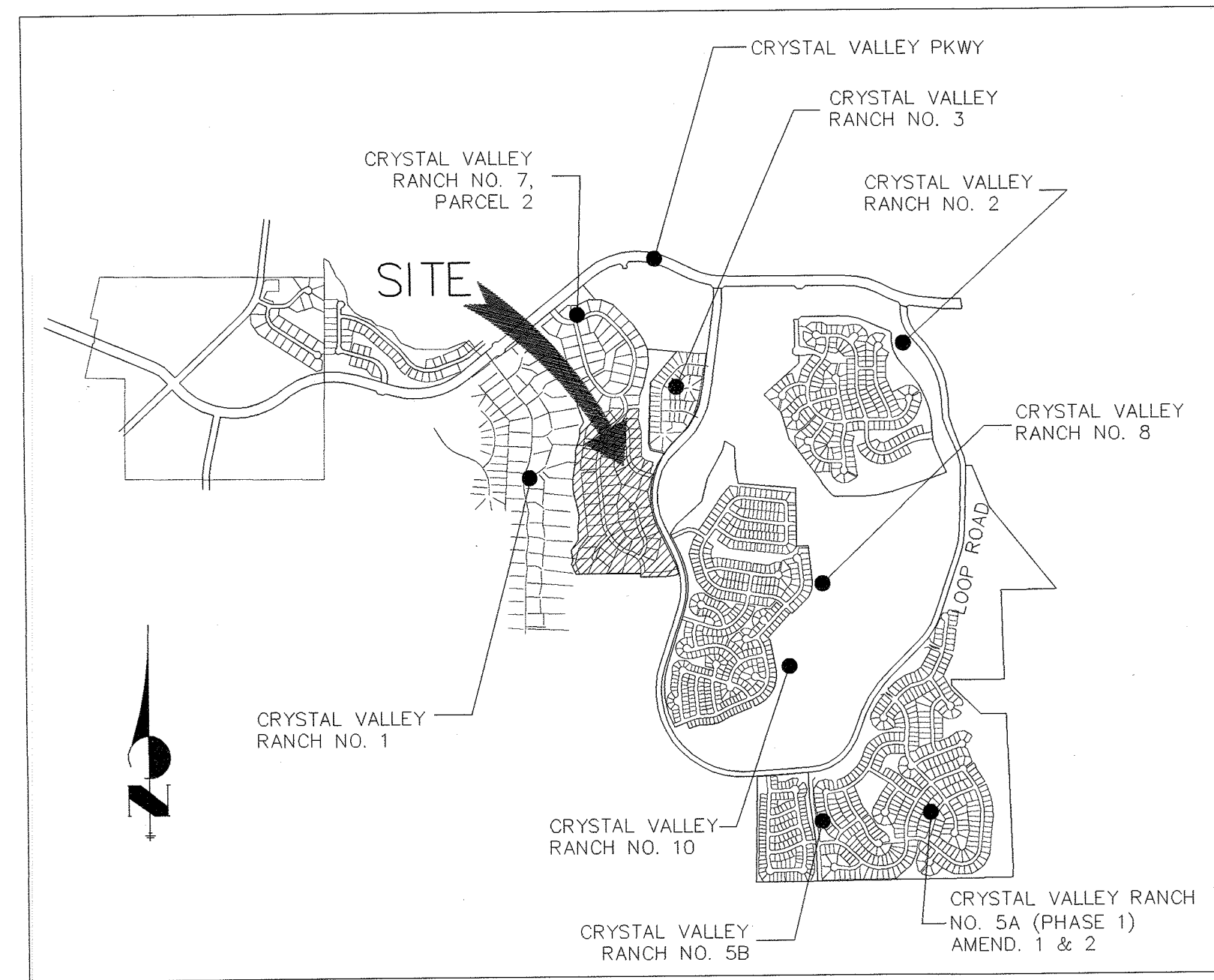
THENCE N22°23'27"W A DISTANCE OF 29.17 FEET, TO THE POINT OF BEGINNING.

EXCEPT THAT AREA DEDICATED TO THE TOWN OF CASTLE ROCK FOR RIVER OAKS STREET RECORDED UNDER RECEPTION NO. 2017005516 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER

CONTAINING A CALCULATED AREA OF 2,287,670 SQUARE FEET OR 52.5177 ACRES.

SHEET INDEX

1.	COVER PAGE
2.	OVERALL MAP & NOTES
3.-5.	PLAN SHEETS



VICINITY MAP
1" = 2000'

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, STREETS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CRYSTAL VALLEY RANCH FILING NO. 7, PARCEL NO. 1.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK, FOR PURPOSES OF OWNERSHIP AND MAINTENANCE, ALL THE UTILITY EASEMENTS, DRAINAGE EASEMENTS, AND ALL STREETS AS PLATTED, DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED DEDICATE A PUBLIC INGRESS/EGRESS EASEMENT TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF ACCESS OVER AND ACROSS ALL TRAILS IN TRACT A.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION, AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

CRYSTAL VALLEY RECOVERY ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY
7200 S. ALTON WAY SUITE C400 CENTENNIAL, COLORADO 80112

Jon Shumaker, ITS Authorized Signatory
BY: MICHAEL McDONNELL, ITS GENERAL MANAGER

Michael McDonnell
NOTARY PUBLIC

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF October, 2019

BY MICHAEL McDONNELL, AS GENERAL MANAGER OF CRYSTAL VALLEY RECOVERY ACQUISITION, LLC
Jon Shumaker Authorized Signatory

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 2/21/21

Michael McDonnell
NOTARY PUBLIC
Notary Public, State of New York
Elika Riley
No. 01R16364744
Qualified in Westchester County
Appointment Expires February 21, 2021

FLOODPLAIN:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 08035C03043 AND 08035C03033 BOTH DATED MARCH 16, 2016, THE PROJECT SITE DOES NOT LIE WITHIN A FEMA DESIGNATED 100-YEAR FLOODPLAIN. (ZONE "X" UNSHADED)

SURVEYOR'S STATEMENT

I, JARROD ADAMS, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON OCTOBER 4TH, 2013, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

Jarrold Adams
PROFESSIONAL LAND SURVEYOR
38252
10-3-19

JARROD ADAMS
COLORADO P.L.S. NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

NOTICE IS HEREBY GIVEN
PER C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON

TITLE CERTIFICATION:
I, Beleah M. Carlson, BEING AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP, LIENHOLDER SUBORDINATION CERTIFICATE AND DEDICATION.
SIGNED THIS 4th DAY OF October, 2019
Beleah M. Carlson
AUTHORIZED REPRESENTATIVE

First American Title Company
(TITLE COMPANY)

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF October, 2019 BY

Beleah M. Carlson AS AUTHORIZED REPRESENTATIVE OF
First American Title Company
(TITLE COMPANY)

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES Jan 5, 2020

Carrie Lynn Burgess
NOTARY PUBLIC
CARRIE LYNNE BURGESS
Notary Public
State of Colorado
Notary ID 20164000288
My Commission Expires Jan 5, 2020

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS AMENDED PLAT ARE HEREBY ACCEPTED BY THE TOWN.

Janet G. Grier
TOWN MANAGER

ATTEST:
Lisa Anderson
TOWN CLERK



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 15 DAY OF September, 2020

Michael McDonnell
DIRECTOR OF DEVELOPMENT SERVICES

WATER RIGHTS DEDICATION AGREEMENT

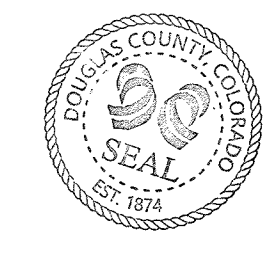
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CRYSTAL VALLEY RANCH SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED FEBRUARY 24, 2012 AT RECEPTION NO. 2012013156 AND ACCORDINGLY 90 SFE ARE DEBITED FROM THE CRYSTAL VALLEY PARCEL 1 WATER BANK.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:16 P.M. ON THE 23rd DAY OF September, 2020 AT RECEPTION NO. 202009122

DOUGLAS COUNTY CLERK AND RECORDER

BY: Nicole Miller DEPUTY



CONTACTS

OWNER/DEVELOPER CRYSTAL VALLEY RECOVERY ACQUISITION, LLC 7200 S. ALTON WAY, SUITE C400 CENTENNIAL, CO 80112 CONTACT: JERRY RICHMOND	ENGINEER/PLAN PREPARER JR ENGINEERING 7200 S. ALTON WAY, SUITE C400 CENTENNIAL, CO 80112 CONTACT: KURTIS WILLIAMS	LAND SURVEYOR JR ENGINEERING 7200 S. ALTON WAY, SUITE C400 CENTENNIAL, CO 80112 CONTACT: JARROD ADAMS	LAND PLANNER NORRIS DESIGN 1101 BANNOCK STREET DENVER, CO 80204 CONTACT: MITCH BLACK
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CRYSTAL VALLEY RANCH FILING NO. 7, PARCEL NO. 1
FINAL PLAT
JOB NO. 29897.11
SEPTEMBER 27, 2019
SHEET 1 OF 5



CRYSTAL VALLEY RANCH FILING NO. 7, PARCEL NO. 1 PLAT

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 24 AND THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES:

1. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
2. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DOUGLAS COUNTY, COLORADO.
3. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
4. MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
5. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS, SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT. FIRE HYDRANTS AND TRAFFIC DEVICES ARE EXCLUDED FROM THIS RESTRICTION.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY
7. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
8. DRIVEWAYS MUST BE CONSTRUCTED FARTHEST AWAY FROM INTERSECTIONS FOR LOTS 9, 10, AND 11, BLOCK 1 AND LOTS 1, 2, 3, 4 AND 5 BLOCK 2.
9. A PUBLIC INGRESS/EGRESS AND ACCESS IS HEREBY GRANTED OVER ALL OF TRACT A FOR THE PURPOSES OF PUBLIC ACCESS OVER AND ACROSS ALL TRAILS.
10. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
11. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC OR THE SURVEYOR OF RECORD TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC AND THE SURVEYOR OF RECORD RELIED UPON TITLE COMMITMENT NO. NCS-633909-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 1, 2013 AT 5:00 P.M.
12. TRACTS A, B AND C, WILL BE CONVEYED TO THOSE ENTITIES NAMED IN THE TABLE BELOW VIA SEPARATE DOCUMENT.

CRYSTAL VALLEY RANCH FILING NO. 7
TOTAL LAND AREA SUMMARY TABLE

TOTAL AREA	52.5177 ACRES
STREET RIGHT-OF-WAYS	4.8546 ACRES
SUBDIVISION LOTS	27.2987 ACRES
PUBLIC DEDICATIONS	0.0000 ACRES
PUBLIC OPEN SPACE	0.0000 ACRES
PRIVATE OPEN SPACE	20.3645 ACRES
FUTURE DEVELOPMENT	0.0000 ACRES
TOTAL LOTS	90

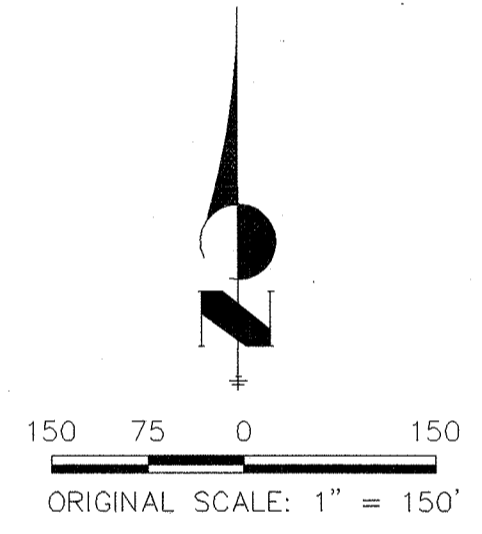
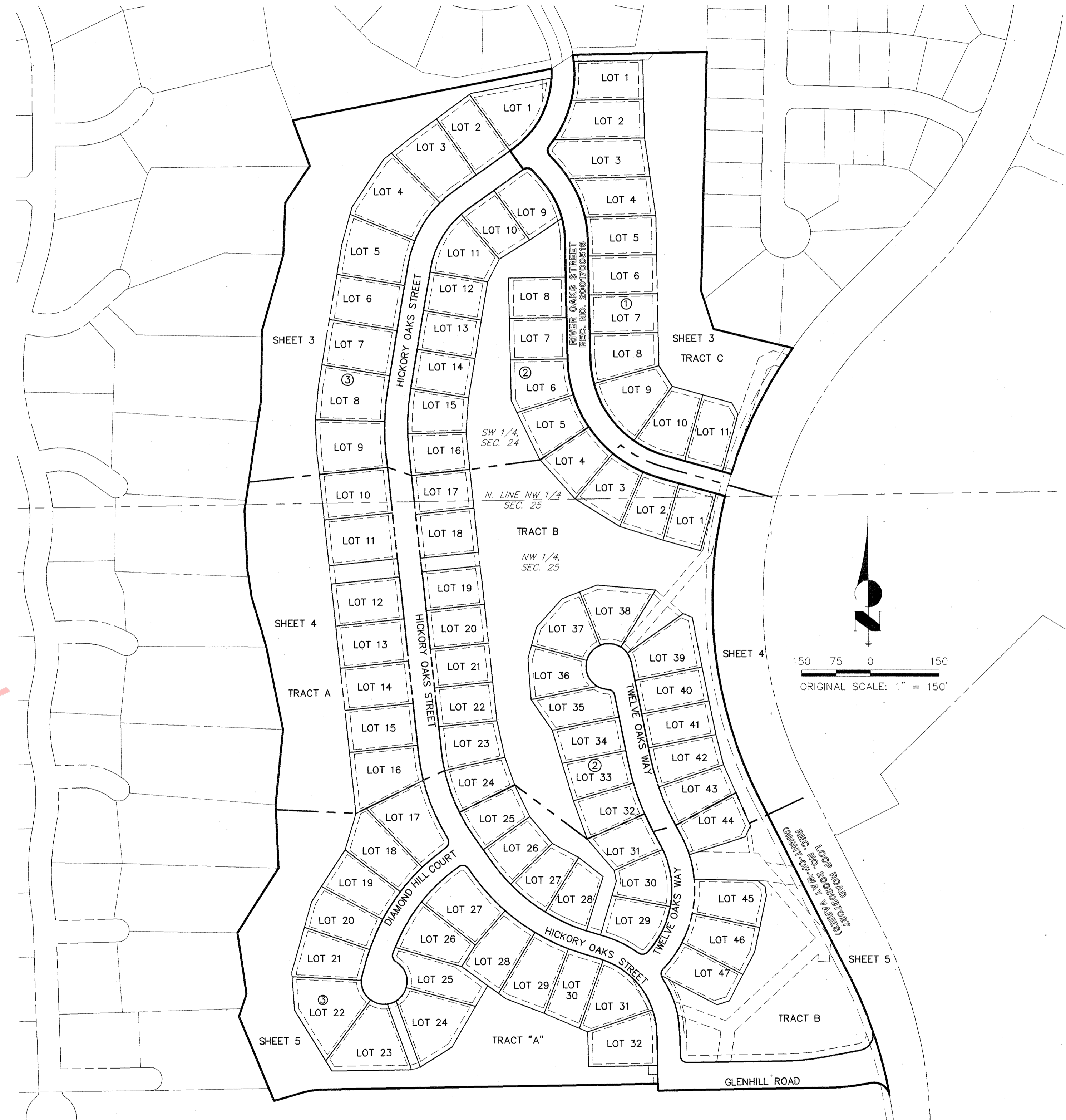
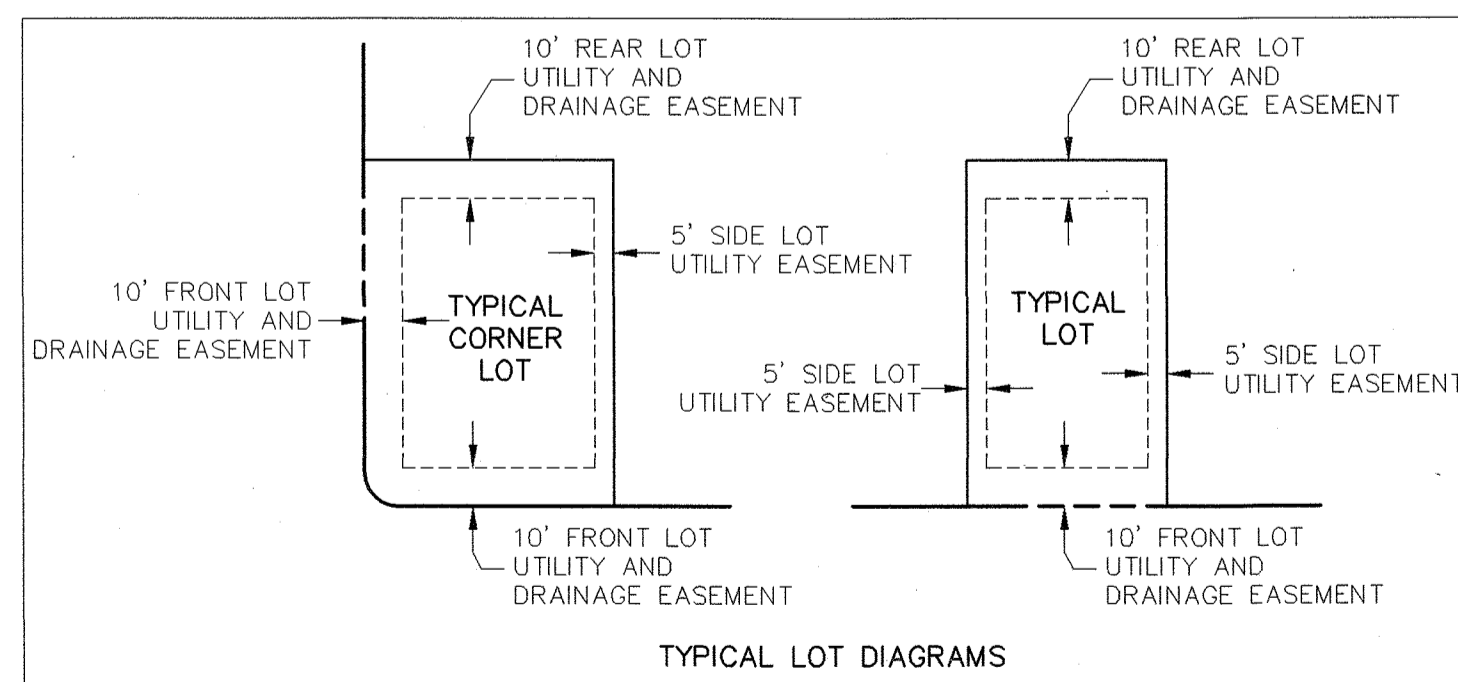
APPROVED VARIANCES

1. TDCM 2.14: ENTRY STREET DESIGN REQUIREMENTS PWV08-020 AFFECTS LOTS 9, 10, AND 11, BLOCK 1 AND LOTS 1, 2, 3, 4 AND 5 BLOCK 2
2. TDCM 2.4.3: CROSS SLOPE & TDCM 2.7.3.4: CURB RETURN PROFILES
3. TDCM 2.7.3.4: 2% MIN SLOPE CURB RETURN
4. TDCM 2.2.1.1: TYPE 1 STREET SECTION
5. TDCM 2.6: VERTICAL ALIGNMENT
6. TDCM 2.7.3.4: CURB RETURN PROFILES

CRYSTAL VALLEY RANCH FILING NO. 7
LAND USE SUMMARY TABLE

TRACT	ACREAGE	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
TRACT "A"	9.3367	THE CRYSTAL VALLEY RANCH FILING NO. 7 HOMEOWNERS ASSOCIATION	THE CRYSTAL VALLEY RANCH MASTER HOA	PRIVATE	O.S. / PUBLIC DRAINAGE / TRAIL
TRACT "B"	8.4482	THE CRYSTAL VALLEY RANCH FILING NO. 7 HOMEOWNERS ASSOCIATION	THE CRYSTAL VALLEY RANCH MASTER HOA	PRIVATE	LANDSCAPING / PUBLIC DRAINAGE / UTILITIES
TRACT "C"	2.5796	THE CRYSTAL VALLEY RANCH FILING NO. 7 MASTER HOA	THE CRYSTAL VALLEY RANCH MASTER HOA	PRIVATE	O.S. / LANDSCAPING / PUBLIC DRAINAGE / UTILITIES
TOTAL	20.3645				

*NOTE: THE MAINTENANCE OF ALL SURFACE DRAINAGE CONVEYANCES EITHER WITHIN OR OUTSIDE OF THE TOWN OF CASTLE ROCK EASEMENTS WILL BE THE RESPONSIBILITY OF THE CRYSTAL VALLEY RANCH MASTER H.O.A.



CRYSTAL VALLEY RANCH FILING NO. 7,
PARCEL NO. 1
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SHEET 2 OF 5

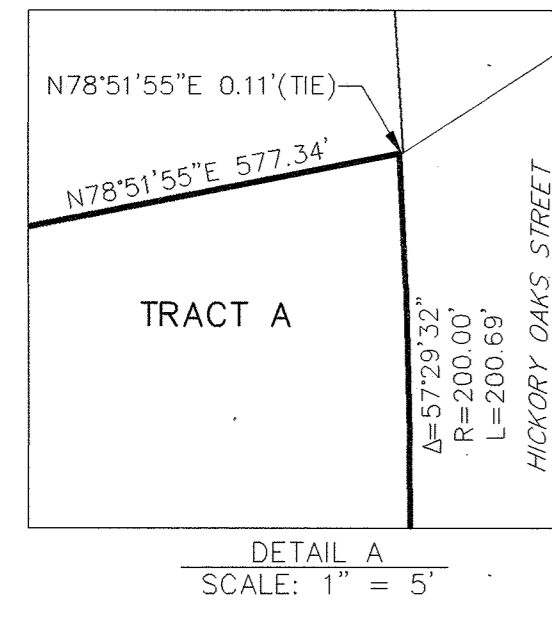


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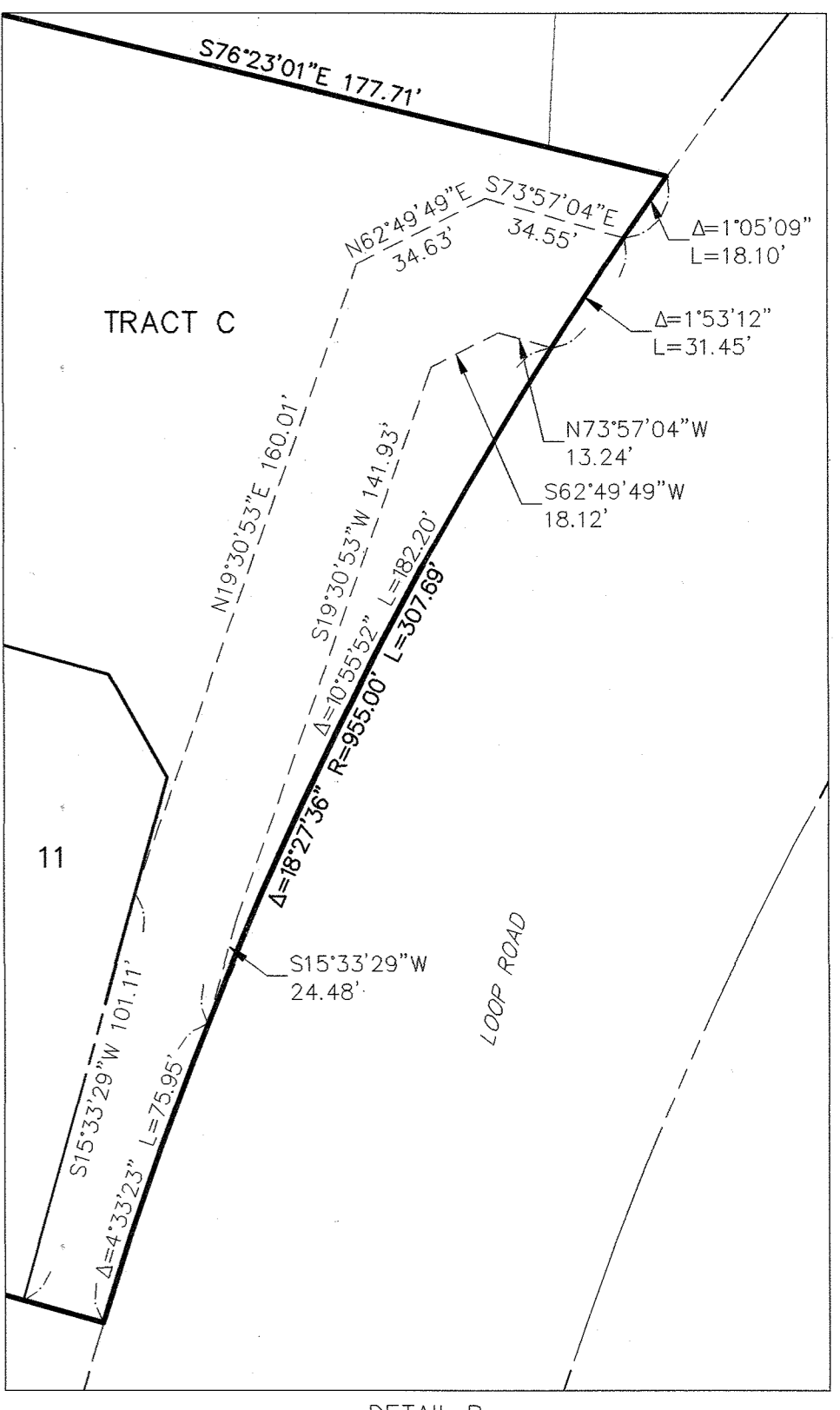
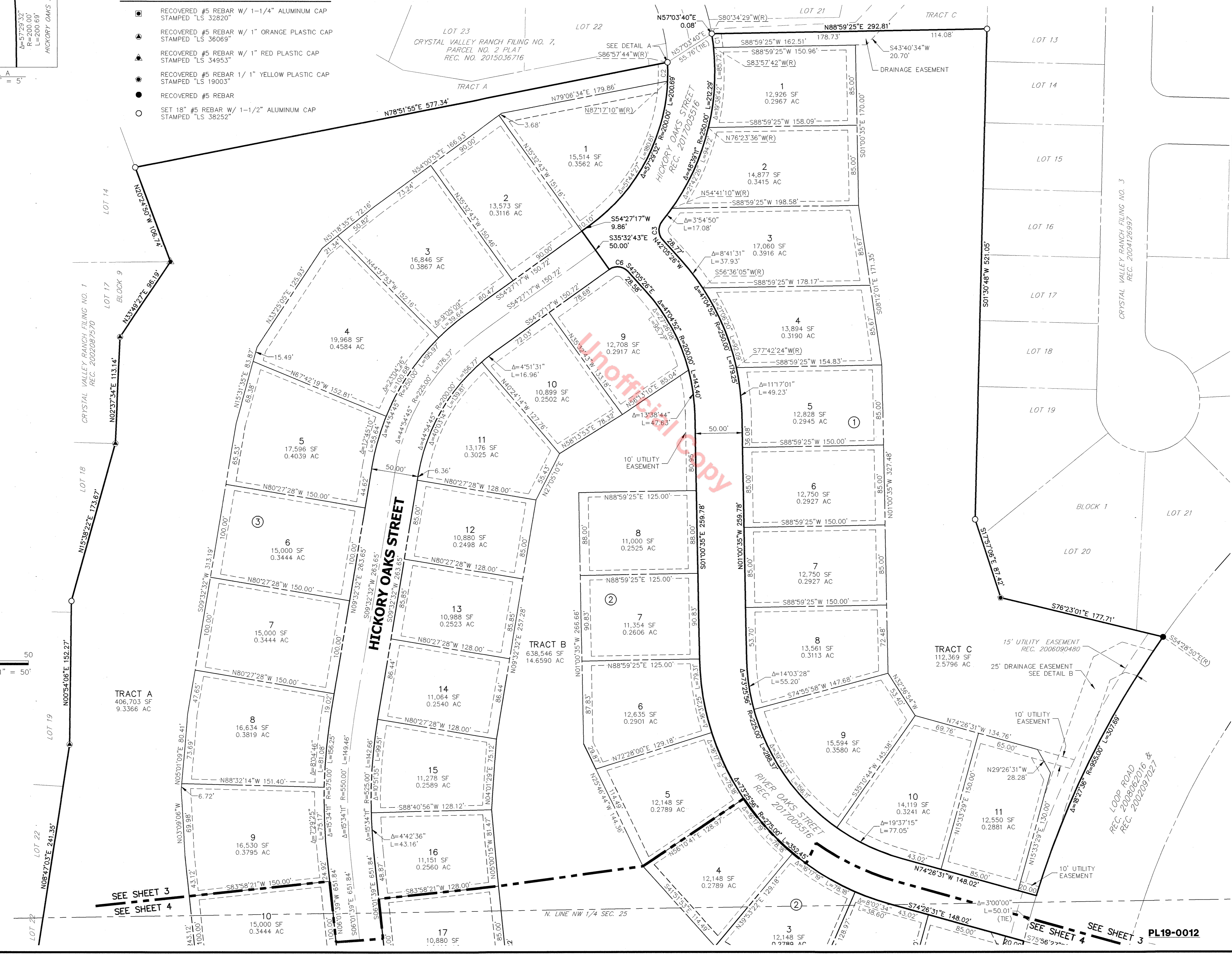
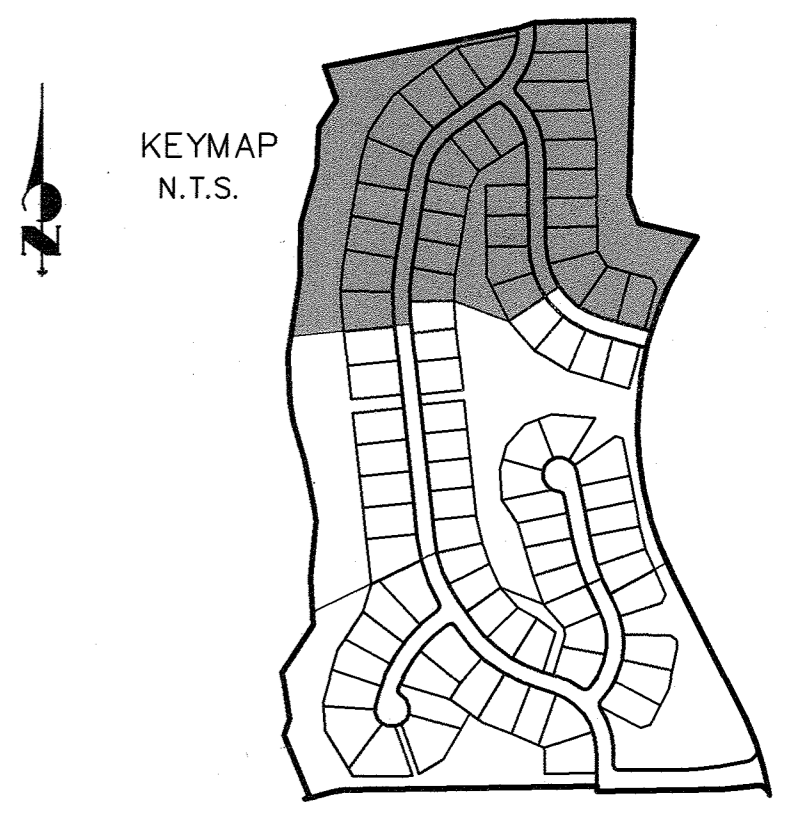
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CRYSTAL VALLEY RANCH FILING NO. 7, PARCEL NO. 1 PLAT

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 24 AND THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- LEGEND**
- RECOVERED #5 REBAR W/ 1-1/4" ALUMINUM CAP STAMPED "LS 32820"
 - ▲ RECOVERED #5 REBAR W/ 1" ORANGE PLASTIC CAP STAMPED "LS 36069"
 - ▲ RECOVERED #5 REBAR W/ 1" RED PLASTIC CAP STAMPED "LS 34953"
 - RECOVERED #5 REBAR 1/ 1" YELLOW PLASTIC CAP STAMPED "LS 19003"
 - RECOVERED #5 REBAR
 - SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"



CURVE TABLE

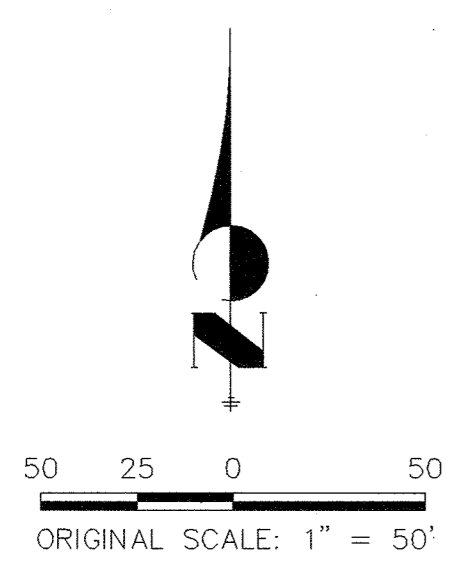
CURVE	DELTA	RADIUS	LENGTH
C1	3°23'13"	250.00'	14.78'
C2	5°45'05"	200.00'	20.08'
C3	81°19'06"	15.00'	21.29'
C6	83°27'17"	15.00'	21.85'



CRYSTAL VALLEY RANCH FILING NO. 7, PARCEL NO. 1 FINAL PLAT
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 SHEET 3 OF 5



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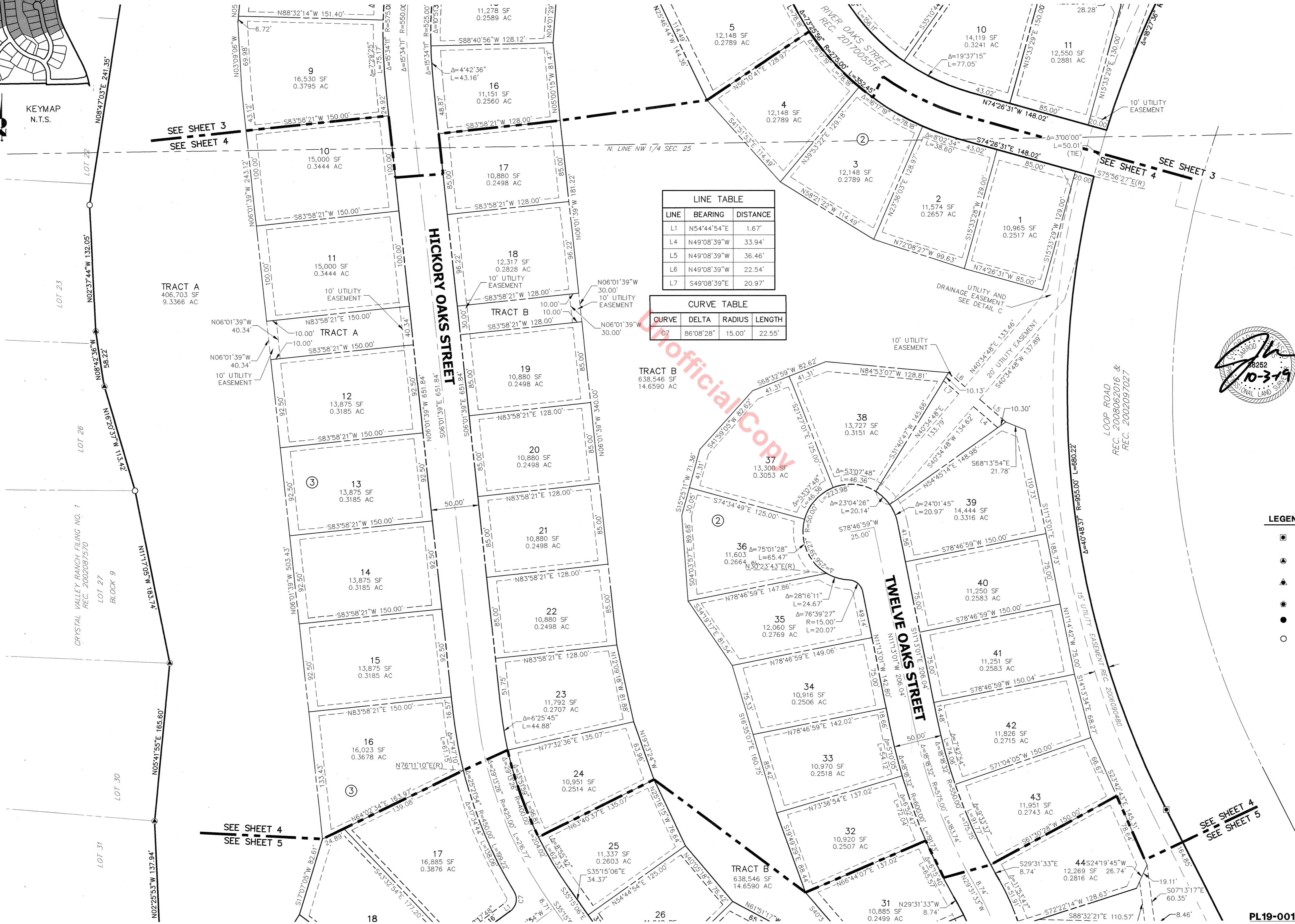
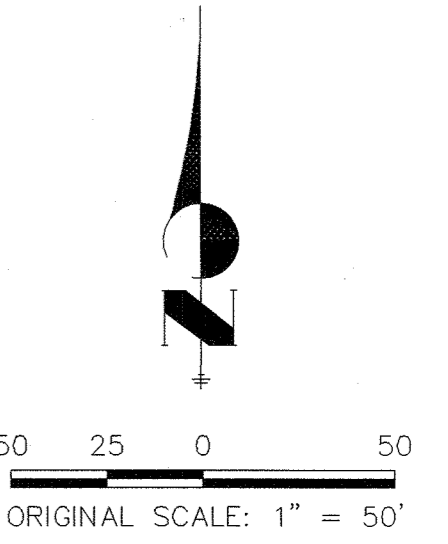
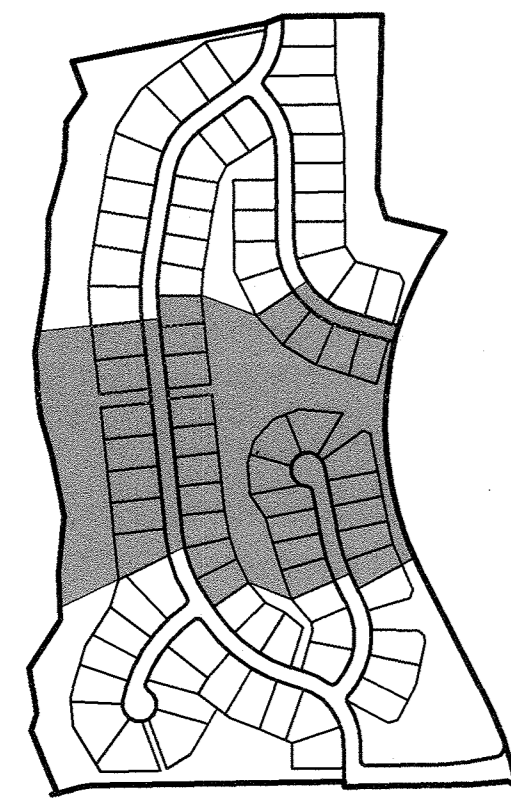


SEE SHEET 3
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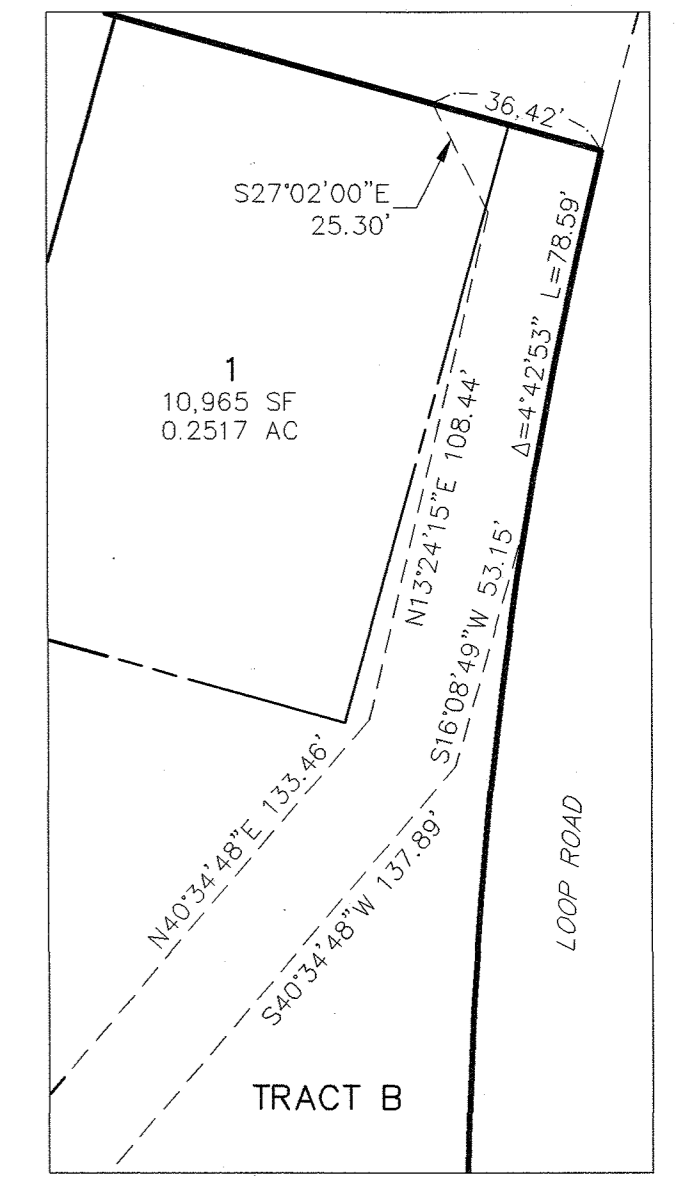
CRYSTAL VALLEY RANCH FILING NO. 7, PARCEL NO. 1 PLAT

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 24 AND THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N54°44'54"E	1.67'
L4	N49°08'39"W	33.94'
L5	N49°08'39"W	36.46'
L6	N49°08'39"W	22.54'
L7	S49°08'39"E	20.97'

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C7	86°08'28"	15.00'	22.55'



- LEGEND**
- Recovered #5 REBAR W/ 1-1/4" ALUMINUM CAP STAMPED "LS 32820"
 - Recovered #5 REBAR W/ 1" ORANGE PLASTIC CAP STAMPED "LS 36069"
 - Recovered #5 REBAR W/ 1" RED PLASTIC CAP STAMPED "LS 34953"
 - Recovered #5 REBAR 1/ 1" YELLOW PLASTIC CAP STAMPED "LS 19003"
 - Recovered #5 REBAR
 - Set 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"

CRYSTAL VALLEY RANCH FILING NO. 7, PARCEL NO. 1 FINAL PLAT JOB NO. 29897.11 SEPTEMBER 27, 2019 SHEET 4 OF 5

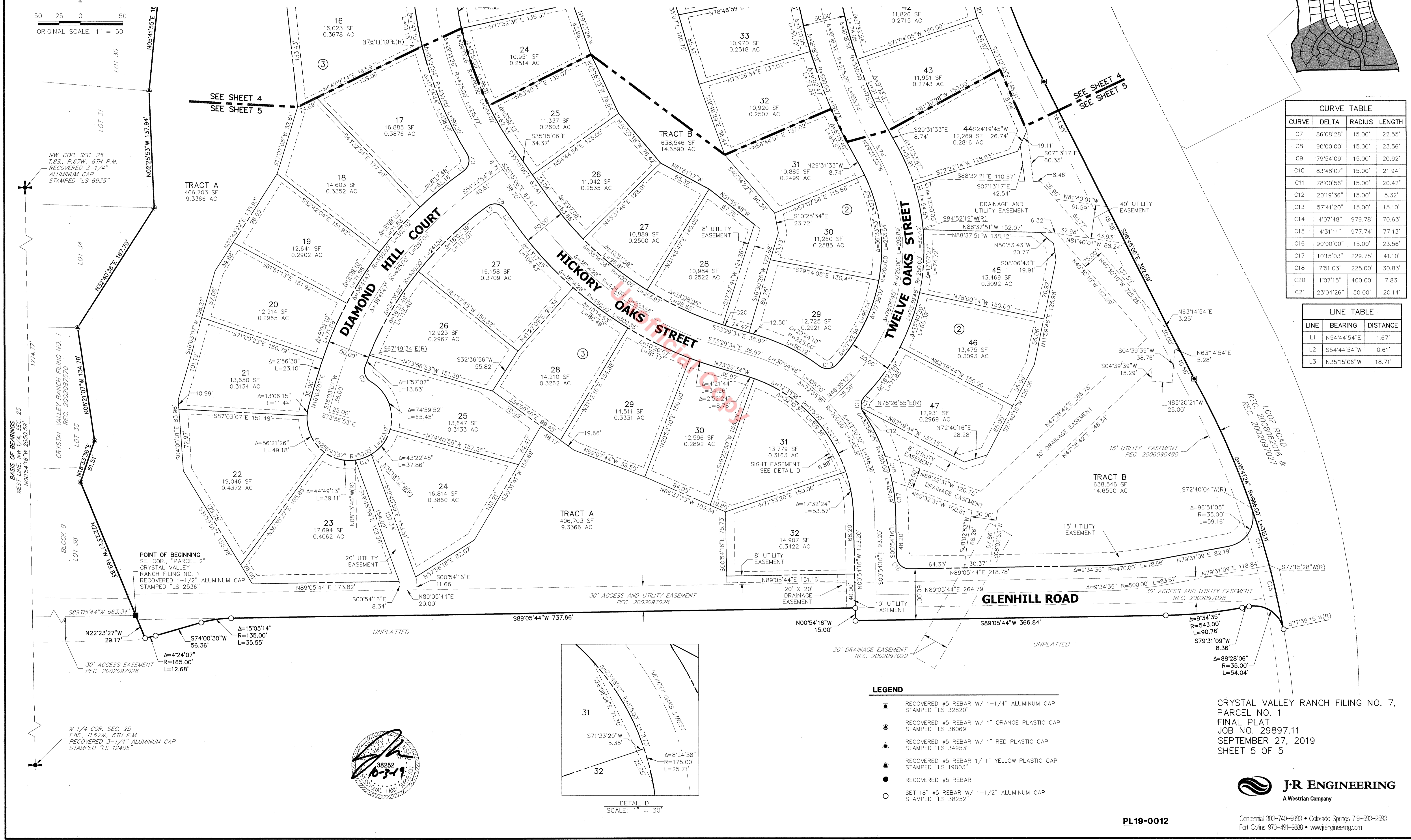
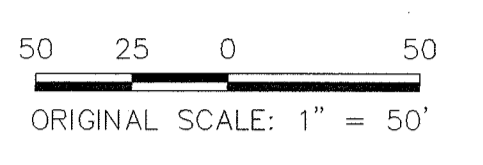
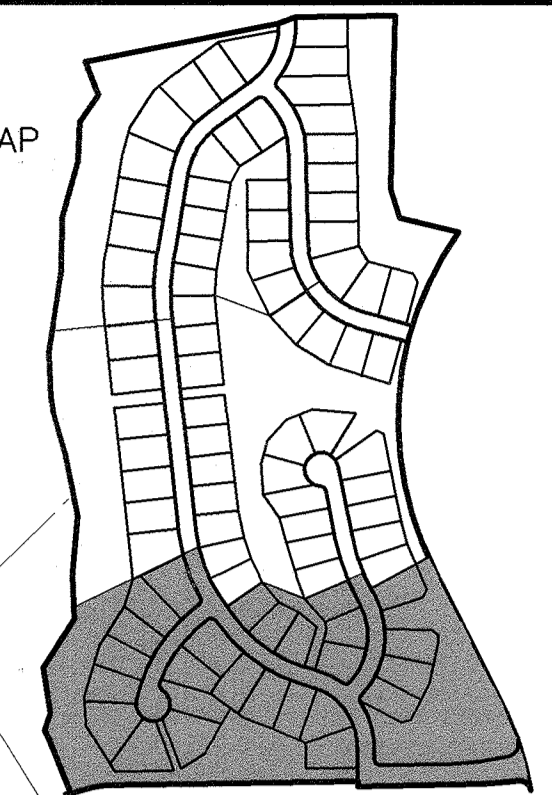


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CRYSTAL VALLEY RANCH FILING NO. 7, PARCEL NO. 1 PLAT

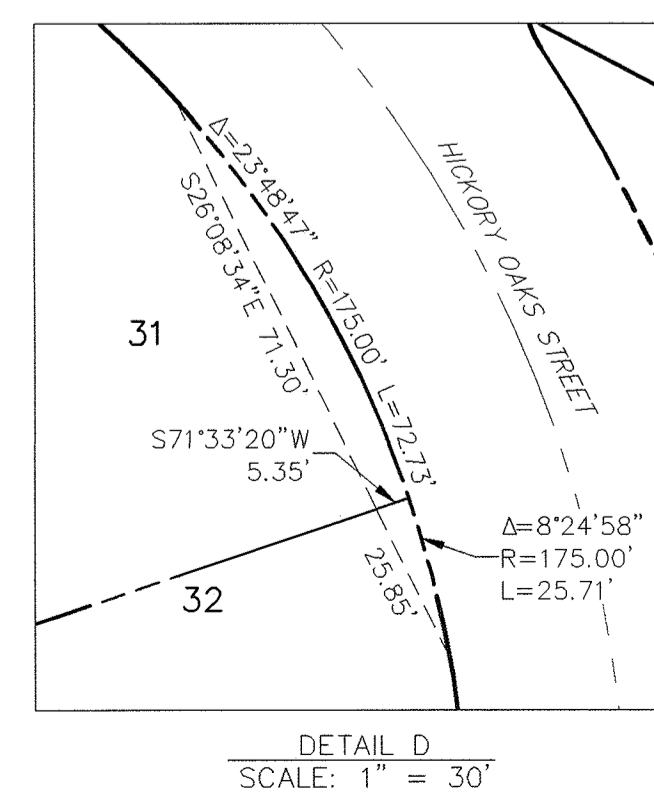
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 24 AND THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEYMAP N.T.S.



CURVE	DELTA	RADIUS	LENGTH
C7	86°08'28"	15.00'	22.55'
C8	90°00'00"	15.00'	23.56'
C9	79°54'09"	15.00'	20.92'
C10	83°48'07"	15.00'	21.94'
C11	78°00'56"	15.00'	20.42'
C12	20°19'36"	15.00'	5.32'
C13	57°41'20"	15.00'	15.10'
C14	4°07'48"	979.78'	70.63'
C15	4°31'11"	977.74'	77.13'
C16	90°00'00"	15.00'	23.56'
C17	10°15'03"	229.75'	41.10'
C18	7°51'03"	225.00'	30.83'
C20	1°07'15"	400.00'	7.83'
C21	23°04'26"	50.00'	20.14'

LINE	BEARING	DISTANCE
L1	N54°44'54"E	1.67'
L2	S54°44'54"W	0.61'
L3	N35°15'06"W	18.71'



- LEGEND**
- RECOVERED #5 REBAR W/ 1-1/4" ALUMINUM CAP STAMPED "LS 32820"
 - ▲ RECOVERED #5 REBAR W/ 1" ORANGE PLASTIC CAP STAMPED "LS 36069"
 - ▲ RECOVERED #5 REBAR W/ 1" RED PLASTIC CAP STAMPED "LS 34953"
 - RECOVERED #5 REBAR 1/ 1" YELLOW PLASTIC CAP STAMPED "LS 19003"
 - RECOVERED #5 REBAR
 - SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"

CRYSTAL VALLEY RANCH FILING NO. 7, PARCEL NO. 1 FINAL PLAT JOB NO. 29897.11 SEPTEMBER 27, 2019 SHEET 5 OF 5



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